

**REQUEST FOR PROPOSALS  
FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT  
FOR THE CHULA VISTA CROSSINGS COMMERCIAL RETAIL DEVELOPMENT  
CHULA VISTA, CA**

The following Request for Proposals (RFP) pertains to the proposed retail project generally located on the southeast quadrant of Main Street and Interstate 805 (I-805) in the City of Chula Vista and the preparation of an Environmental Initial Study Checklist, Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program (MMRP), CEQA Findings and Statement of Overriding Considerations (if applicable).

**I. INTRODUCTION**

The City of Chula Vista (Lead Agency) will be processing planning and development entitlements for the subdivision and development of an existing 17-acre site into approximately seven parcels with commercial uses. The project is fully described in Attachment “A”.

A Consultant will prepare the environmental document under a three-party agreement with the City of Chula Vista. The applicant will deposit the necessary funds with the City of Chula Vista. The City, in accordance with the agreement, will reimburse the Consultant.

**II. BACKGROUND**

The project site is located in the City of Chula Vista approximately 6 miles south of the City of San Diego and approximately 8 miles north of the Mexican border (Figure 1). Historically, the site has been used for agricultural purposes and dairy farming. Subsequently, the project area involving the proposed development site was converted from an agriculture use to various wrecking yards. The southerly seven (7) acres, adjacent to the Otay River basin, consist of undeveloped land. These seven acres will not form part of the final 17-acre project area. A lot line adjustment is currently underway to separate the seven acres from the larger parcel and retain the 17-acre project area.

**III. PROJECT DESCRIPTION**

The proposed project development area lies within the City of Chula Vista Otay Valley Redevelopment Project Area. The site area for the proposed development would consist of approximately 17 acres. The project as presently proposed, envisions a new shopping center consisting of retail and restaurant uses totaling approximately 172,000 square feet. The project is proposed to be anchored by a new 88,400 square foot Kohl’s Department Store.

The City of Chula Vista has determined, based on its review of the proposed project, that it may have the potential for significant environmental impacts. Due to the requested land use change and the potential resultant traffic impacts, the City is assuming that an EIR would be required to address environmental impacts associated with the project. In order to address these potential adverse impacts, Consultant services will be utilized to prepare an environmental Initial Study checklist, and an EIR consistent with the CEQA and the CEQA guidelines.

**IV. SUBMITTAL REQUIREMENTS**

The proposal deadline is no later than **4:00 p.m. on October 2, 2003**. Proposals submitted after the deadline will not be accepted in any form. Proposals shall be submitted to Marilyn Pongeggi, Environmental Review Coordinator for the City of Chula Vista, City of Chula Vista, 276 Fourth Avenue, Chula Vista, California, 91910. No faxes will be accepted.

Five (5) single-spaced copies, no more than 50 pages in length excluding exhibits and appendices, are required for proposal submittal. Proposals should be as brief as possible, while adequately describing how the Consultant will approach the Environmental work program. Proposal creativity is encouraged, but extravagance in proposal style and format is discouraged.

Proposals shall include the following:

- ❖ Letter of Interest
- ❖ Understanding of the Project
- ❖ Scope-of-work
- ❖ Summary of Qualifications
- ❖ Organizational Chart for Project Team
- ❖ Itemized Fee Schedule
- ❖ Matrix showing estimate of Hours to be Spent/Person/Subcontractor per task
- ❖ Statement of Offer
- ❖ Resumes (Prime and Subcontractors)
- ❖ Related Project Experience
- ❖ Client References

The proposal must contain a statement that the environmental document prepared by the Consultant shall comply completely with the criteria, standards and procedures of the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Admin. Code Section 151000 et seq.) as amended, the Environmental Review Procedures of the city of Chula Vista and the regulations, requirements and procedures of any other responsible public agency or any agency with jurisdiction by law. If there are any conflicts between the City of Chula Vista's requirements and those of any other agency, the City of Chula Vista's shall prevail when the City is the lead agency.

The proposal should contain a statement that the EIR and associated technical studies shall assemble all available data, originate new studies and provide an assessment of the probable short- and long-term cumulative impacts of the project. The proposal should also contain a statement that the draft and final EIR shall provide an evaluation of all feasible mitigation measures, which could be carried out to reduce or eliminate adverse impacts of the proposed project.

If there are mitigation measures or alternatives to the project which could reduce the adverse consequences of the project but which are infeasible, the Consultant shall cite in the CEQA findings, the specific economic, social or other conditions which render the mitigation measure or alternatives infeasible. The CEQA findings shall specify which mitigation measures have been incorporated into the project and which feasible mitigation measures have not, but which could be incorporated as part of the project. The CEQA findings shall also identify feasible alternatives, which could reduce the adverse impacts but are not being proposed by the proponent.

The analysis proposed in the EIR shall include all the issues and elements identified in Attachment “B” to this RFP. If the Consultant has identified any other issues or elements, which should be part of the EIR, they should be identified in the proposal. The scope of work should clearly identify the anticipated deliverables to be submitted to the City. The deliverables should include, at a minimum, the following:

- ❑ Notice of Preparation
- ❑ Three Screencheck draft EIRs with associated technical reports
- ❑ Draft EIR and MMRP
- ❑ Other CEQA Notices
- ❑ Responses to Comments
- ❑ Draft Candidate CEQA Findings and SOC (if necessary)
- ❑ Final EIR, MMRP and final technical reports

The proposal shall include a proposed schedule with an anticipated expedited review. The schedule should include processing of a preliminary draft, draft and final EIR through the City’s established review process, and also include any public meeting and hearings through project approval. The schedule should be based on an expedited review. This schedule should include standard City time frames for the Planning Commission and City Council hearings, as well as within the CEQA required processing timeframe.

The proposal shall provide a statement of commitment of the proposer’s technical resources and qualified spokesman for preparation and attendance at any required public meetings/hearings, including but not limited to:

- Resource Conservation Commission meeting;
- Planning Commission on draft EIR to close Public Review
- Planning Commission consideration of final EIR
- Redevelopment Agency hearing on the final EIR & CEQA findings.

The proposal shall identify the Project Manager for the preparation of the EIR and Candidate CEQA findings. The proposal shall also include a list of subcontractors who will be hired, and if not currently on file with the City, their qualifications. In addition to general qualifications of the subcontractor, specific relevant experience of the Project Manager of each subcontracting firm shall be included in the proposal.

**Statement of the Environmental Consultant and Signature** – The proposal shall be signed by an individual authorized to bind the Consultant, and shall contain a statement to the effect that the proposal is a firm offer for a 90-day period. The proposal shall also provide the name, title, address and telephone number of individual(s) with authority to negotiate, and contractually bind the company for a minimum 90-day period and also who may be contacted during the period of proposal evaluation. The proposal shall contain a statement that all work will be performed at a “not to exceed” contract price which will become the fixed price upon completion of negotiations for an agreement.

## **V. REQUIREMENTS AND AUTHORITY OF THE CITY OF CHULA VISTA**

- A. All Reports and pertinent data or materials prepared under this agreement shall be the property of the City of Chula Vista and may not be used or reproduced in any form without the explicit writer permission of the City of Chula Vista.
- B. The proposer should expect to have access only to the public reports and public files of local government agencies in preparing the proposal or reports. The contractor from the agencies should anticipate no compilation, tabulation, or analysis of data, definition or opinion, etc., unless volunteered by a responsible official in those agencies.
- C. This RFP does not commit the City to award a contract, to pay any costs incurred in the preparation of the proposal to this request, or to procure or contract for services or supplies. The City reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified source, or to cancel in part or entirely this RFP, if it is in the best interest of the City to do so. The City may require the selected proposer to participate in negotiations and to submit such price, technical or other revisions of their proposals as may result from negotiations.
- D. The City of Chula Vista reserves the right to terminate its contract with the Consultant at any time during the EIR preparation process, or when it is in the best interest of the City or any other public agency in accordance with the terms of the City's standard three-party agreement.
- E. The City's Environmental Review Coordinator must receive Five (5) copies of the completed proposal by **4:00 p.m. on October 2, 2003.**
- F. The proposer will be notified by mail of the selection for this study.

## **VI. CRITERIA FOR PROPOSAL ACCEPTANCE**

Prime Consultants and their subcontractors must be able to demonstrate previous experience analyzing projects of similar scale. Familiarity with issues similar to those anticipated with the proposed project should be highlighted. A demonstration of in-house staffing capabilities and technical resources, as well as other qualifications that would ensure the preparation of a high-quality, legally adequate CEQA document should be included. The Consultant Selection committee to evaluate qualification will utilize the following selection criteria:

- A. Current placement on the Chula Vista Planning & Building department's "List of Qualified Environmental Consultants," or a demonstration of qualifications that would enable placement on that list by contract initiation (primes only).
- B. Previous experience interpreting the Chula Vista Environmental Review Procedures (Chula Vista City Resolution 11086) and any other applicable laws, ordinances, regulations and standards of the city of Chula Vista.
- C. A demonstrated ability to comply completely with the criteria, standards and procedures of the California Environmental Quality Act (CEQA) of 1970, as amended (Pub. Res. Code Section 21000 et seq.); the State CEQA Guidelines, as revised January 2001 (Cal Adm. Code Section 15000 et seq.); and any other pertinent local, state and federal environmental statutes and guidelines.
- D. The willingness and ability to work as an extension of the City of Chula Vista staff during the entire EIR preparation and public review process and an understanding of the City of Chula Vista's policies and procedures.
- E. Previous experience preparing environmental documents such as Mitigated Negative Declarations, EIRs, Supplemental EIRs or Program EIRs as well as knowledge of the environmental issues germane to a commercial development project.
- F. An ability, if selected, to enter into a standard City three-party contract with the City of Chula Vista and property owners and to avoid conflicts on this or any other public or private projects.
- G. A demonstrated ability to complete complex tasks within the parameters of a fast-paced performance schedule and within the terms of the contract.
- H. A demonstrated ability to implement creative solutions to complex environmental issues.
- I. An ability to prepare EIRs that can be understood by an extremely varied audience.
- J. Access to modern office equipment, tools and technical resources necessary to ensure adequate contract performance, or an ability to obtain such resources prior to contract initiation.

- K. A record of outstanding performance providing professional environmental services and an ability to provide verification of that performance from previous public and/or private clients.

Primary regard will be given to the technical competence and ability of the contractor as demonstrated in the proposal and in the statement of qualifications on file. The firm's willingness and ability to work closely with City staff, and the general aptness of the proposal will also be considered.

The contract will be awarded only to responsible prospective contractors. In order to qualify as responsible, a prospective contract must, in the opinion of the Environmental Review Coordinator, meet the criteria listed above in addition to the following standards as they relate to this RFP:

- A. Have the necessary experience, organization, technical qualifications, skills and facilities, or have the ability to obtain them (including any subcontractor arrangements).
- B. Be able to comply with the proposed or required performance schedule.
- C. Have a satisfactory record of performance.
- D. Be an Equal Opportunity Employer.
- E. Be otherwise qualified and eligible to receive an award under applicable laws and regulations.
- F. Have no current contracts with the applicant on this project or other related work.

## **VII. CONTRACT ADMINISTRATION**

An Environmental Projects Manager, working on behalf of the City of Chula Vista Planning and Building Department will be responsible for overseeing the administration of the environmental contract. Contract administration will be conducted in accordance with Chapter 2.56 of the Chula Vista Municipal Code.

The selected Consultant will conduct document preparation under a standard three party agreement with the City of Chula Vista, Consultant and the applicant. The project applicant will deposit funds with the City to cover all contract expenses associated with project costs.

The successful Consultant will be reimbursed directly by the City of Chula Vista in accordance with the City's contracting procedures set forth in the "Chula Vista Municipal Code" (Chapter 2.56). Candidates must be able to demonstrate an ability to provide detailed costs accounting information that clearly identifies how costs have been allocated between each party to the agreement.

## **VIII. CONTRACT PRICE AND ALLOWABLE COSTS**

The City of Chula Vista and the selected Consultant will negotiate the payment schedule. Payments will be tied to the successful and satisfactory completion of work tasks as determined by the assigned Environmental Projects Manager and as set forth in the contract. A sample copy of the City's standard three-party contract is attached. The selected Consultant shall, in a professional manner at their own cost and expense, furnish all of the labor, technical, administrative, professional and other personnel, as well as all supplies and materials, machinery, equipment, printing, vehicles, transportation, office space and facilities, calculations and other means except as herein expressly specified to be furnished by the City or property owners, necessary or proper to perform and complete the work and provide the services required of the Consultant.

The proposal shall contain a statement that all work will be performed at a "not to exceed" contract price, and this will become the fixed price upon completion of contract negotiations. The Consultant may be asked to participate in contract negotiations. All applicable costs can be charged to this contract within the negotiated "not to exceed" price limit. Appropriate charges may include wages and salaries, overhead, travel, materials and subcontract costs. The city will not provide financial assistance to the contractors beyond the negotiated fee, but will collaborate with the contractor and give all reasonable cooperation in the collection of information.

Candidates should factor in the cost of supplying the City with the following number of documents, prepared in Microsoft Word 2000. Any printing in excess of that herein specified will be reimbursed on time and materials basis with prior authorization from the contractor Administrator, only.

- Twenty-five (25) total copies of the First Screencheck Draft EIR, MMRP and Technical Appendices;
- Twenty-five (25) total copies of the Second Screencheck Draft EIR, MMRP and Technical Appendices,
- Five (5) total copies of the Third Screencheck Draft EIR
- Fifty (50) total copies of the Public Review Draft EIR
- Forty-five (45) total copies of the Final EIR, MMRP and Appendices;
- One (1) reproducible master copy of the Final EIR suitable for reproduction on City equipment and not three-hole punched;
- One computer disk copy of the EIR and related documents than can be read by Microsoft Word 2000;

Prime Consultants must consider the costs of providing Senior or Project Manager level staff and necessary sub-Consultants at meetings and hearing throughout the environmental process. Any additional time required to attend staff meetings, public meetings, public hearings or other meetings not listed above shall be reimbursed on a time and material basis with prior authorization by the Environmental Projects Manager, who administers the contract. At a minimum, attendance at the following will be required:

- One (1) Project initiation and scoping meeting with the City, Applicant, and others as determined by City staff;

- One (1) Project meeting or workshop if requested by the City;
- Bi-Weekly meetings with City staff to discuss Environmental progress and issues as they arise;
- One (1) Resource Conservation Commission meeting;
- One (1) Planning Commission public hearing on Draft EIR;
- One (1) Planning Commission public hearing on the Final EIR;
- At least one (1) City Council/Redevelopment Agency presentation on the project and related EIR.

## **IX. ATTACHMENTS**

The following is a list of documents that are attached to the RFP:

- A. Project Setting and Description
- B. Preliminary Outline of EIR Contents
- C. List of Available Project-Related Documents
- D. EIR Table of Contents
- E. Standard Three-Party Agreement



## **ATTACHMENT “A”**

### **PROJECT SETTING AND DESCRIPTION**

#### **I. Project Setting**

The proposed site is located in the City of Chula Vista approximately 6 miles south of the City of San Diego’s downtown core and approximately 8 miles north of Tijuana, Mexico, across the international border (see location map: Figure 1). The property is highly visible from the I-805 freeway and is located at the southeast quadrant of I-805 and Main Street. The project site is located within the Otay Valley Redevelopment Project Area, which was created in 1983 and covers 771 acres of primarily commercial property. The property is the gateway along Main Street to the Auto Park, Coors Amphitheater, and Knott’s Soak City.

The property is located at 4501 Main Street and is currently owned by Vincent and Margaret Davies. The site is bounded on the north by Main Street; to the west by I- 805 with an off ramp from the northbound direction; to the south by the Otay River; and to the east by a Pacific Bell truck yard. The property consists of approximately 17 net (useable) acres. The existing on-site use is an auto and truck wrecking yard and outdoor storage facility leased to multiple tenants. The project developer, Yacoel Properties, LLC, is currently in escrow with Mr. Vincent Davies to purchase the land for the proposed project.

Historically, the site has been used for agricultural purposes and dairy farming. Approximately twenty years ago, the project area was converted from agriculture to a multiple tenant-wrecking yard that is used for truck, auto, and construction material storage.

Currently, uses on the 17 acres consist of a small area used for storage and a large, flat-graded area that is leased to numerous storage and auto wrecking tenants. All current tenants, including one residential tenant, are on month-to-month leases, terminable upon thirty days notice. Five permanent structures are located onsite.

One asphalt-paved road traverses south across the central portion of the site from Main Street. Nine storage/salvage areas divided by chain link fences and three old residential structures are located in the northerly portion of the site. The site is unpaved except for the central access road. The tenant spaces are generally covered with varying of gravel, placed to reduce dust in the summer and reduce muddy areas in the winter, especially in high traffic areas near the central access road. The ground surface, near the access road is well compacted from years of heavy traffic use and gravel applications.

South of the southern boundary of project lies approximately 7 acres of undeveloped land which slopes into and includes a portion of the Otay River basin (Figure 2). A lot line adjustment is being processed to create a separate legal parcel for the southerly 7-acre area. This parcel is not included within the proposed project. Prior to commencing construction, the southerly 7 acres of the property would be dedicated to the City of Chula Vista or to the regional park system. The southerly boundary of the proposed development will remain north of the top of slope and buffered from the Otay River, which will become public property.

### *Site Topography*

The site is mapped on the Imperial Beach, California, 7½-minute topographic quadrangle map (U.S. Geological Survey, 1967, photorevised 1975). The topography across the site is generally flat but slopes gently towards the south. The grade of the property falls approximately 25 feet from Main Street to the top of the slope on the southerly end of the project area. The slope which separates the proposed shopping center from the adjacent creek parcel then drops approximately 15 to 20 feet to the creek bed.

### *Site Geology and Hydrogeology*

The 17-acre site is mapped as underlain by stream terrace deposits consisting of unconsolidated sand and gravel derived from the local igneous, sedimentary, and metamorphic rocks in the area. The alluvium consists primarily of consolidated stream deposits of silt, sand, and cobble-sized particles derived from bedrock sources nearby. The slope wash deposits are poorly consolidated superficial materials derived chiefly from nearby sources of soil and decomposed bedrock (Kennedy and Tan, 1977).

According to documents reviewed at the County of San Diego Department of Environmental Health and information from Vince Davies the site owner, a significant amount of fill material was imported to the site from approximately 1978 through 1981. This fill material was deposited within Davies Enterprises property along the north and south banks of the Otay River in a land reclamation effort. Davies Enterprises conducted the grading of imported materials and compaction testing was not reportedly conducted. According to Davies, the fill is primarily comprised of dirt along with concrete, asphalt, sand blast grit, gravel, and rock. This fill material is located on the southerly 7 to 8 acres of the proposed shopping center.

As part of the site grading process, this undocumented fill will need to be excavated, stockpiled, and recompacted (under the supervision of a geotechnical engineer) in its current location in order to provide adequate soils bearing capacity for building. GEOCON Incorporated has prepared a Summary of Site Soil Conditions for that details the required recompaction necessary to construct buildings and related site improvements on the fill portion of the project area.

### *Adjacent Otay River Valley*

The southerly boundary of the project area is defined by the top of slope leading down to the Otay River. The project will not extend southerly beyond the top of the existing slope. The existing slope is comprised of the fill material discussed above. During grading and recompaction of the fill area, the slope will also need to be recompacted. To prevent erosion of the slope and to correct the existing collapse of portions of the slope into the creek: vegetation will be removed from the existing slope and approximately 5 feet of the top of slope will be removed and recompacted in place. Ground cover and landscaping will be replaced in the newly compacted slope for erosion control and to promote the creek environment. Slope areas adjacent to the Otay River will be planted with non-invasive native or naturalized plants to provide a visual buffering for views from the south and to promote the health and growth of the adjacent wetlands habitat. Building setbacks from the top of the creek slope are shown on the site plans.

The southerly 7 acres of the current Davies property is located within the Otay River Valley. The site is also within the Otay Valley Regional Park (OVRP) and Multiple Species Conservation Program (MSCP) Subarea. The approximately 7-acre area accounts for the difference in the gross site area of 23.6 acres versus the Phase 1 project area of approximately 17 acres. The developer proposes to dedicate the approximately 7 acres to the City of Chula Vista or to the regional park system. A lot line adjustment is currently being processed to create a separate legal parcel for the southerly 7-acre area. Two wetland designations are mapped within the Otay River area. The designations are palustrine-scrub/shrubs areas that are seasonally flooded and palustrine-emergent area that is semi-permanently flooded (U. S Department of the Interior, 1990).

## **II. Project Description**

The proposed project is a new Shopping Center consisting of retail and restaurant uses totaling approximately 172,000 square feet of commercial retail development. The project is proposed to be anchored by a 88,400 square foot Kohl's Department Store. Parking, landscaping and signage will be required in compliance with the City's Municipal Code and any design guidelines. Automobile access to the area will be from the I-805 with Main Street exits and onramps in both the north and south bound directions. From the freeway and from west of the project, right-turn-in movements will access the property. From the east (particularly with the future extension of the Highway 125 toward Main Street), vehicular access to the project will be taken from Main Street via a new (proposed) traffic signal as determined by the traffic study currently under preparation.

Discretionary approvals would include:

- ☐ General Plan Amendment to change land use designation from Industrial to Commercial
- ☐ Rezone from ILP (Limited Industrial – Precise Plan) to Commercial
- ☐ Tentative Parcel Map
- ☐ Precise Plan (if determined necessary)

Permits from other federal, state and/or local agencies may be necessary and should be identified as part of the Initial Study.

Figure 1 – Location Map

Figure 2- Preliminary Site Plan

# **ATTACHMENT “B” PRELIMINARY OUTLINE OF ENVIRONMENTAL IMPACT REPORT CONTENTS**

This outline is intended to be a draft of the contents of the EIR, since additional issues may arise from responses received during the Initial Study distribution and public review processes. For purposes of the proposal, these shall reflect a minimum of the issues to be addressed. Candidates are encouraged to review previous environmental documents prepared for the site as listed in Attachment C. If candidates determine that there may be additional significant, adverse environmental issues not identified in this exhibit, they should be included in the proposal as “optional tasks”. The City will make available the report listed in Attachment C.

## **TABLE OF CONTENTS**

A list of the Environmental contents, including a list of tables and exhibits.

## **EXECUTIVE SUMMARY**

An overview of the proposed project, including a list of required discretionary approvals. The summary shall also include a summary of impacts and mitigation measures as well as a summary of alternatives to the proposed project.

## **INTRODUCTION**

Define the purpose, scope and legislative authority of the Environmental, requirements of the California Environmental Quality Act (CEQA) and other pertinent environmental rules and regulations. Describe the CEQA process as it relates to this project. Describe the EIR structure and required contents and its relationship to other potential responsible or trustee agencies.

## **ENVIRONMENTAL SETTING**

Provide a description of the existing site conditions, including a description of the natural resources contained on the project site. Provide an overview of the local and regional environmental setting of the project (Ref. CEQA Guidelines Section 15125).

## **PROJECT DESCRIPTION**

Provide the project location within the regional context, a legal description of site parcel(s), include proposed land uses and circulation approvals. Provide an overview of the project background and history, the project objectives and a list of required discretionary permits and approvals.

## **ENVIRONMENTAL IMPACT ANALYSIS**

Each section of the EIR should contain a discussion of the existing conditions, potential environmental

impact, recommended mitigation measures to significantly reduce or avoid the impact(s), and an analysis of significance. The following is a preliminary outline of environmental issues to be addressed in the document.

### Land Use

The land use analysis shall describe existing plans and policies that affect the project site. The land use section shall address the existing and proposed changes in land use designation and/or development intensity. As such, the EIR shall include a plan-to-plan and plan-to-ground analysis. An analysis of the conversion of industrially designated land to commercial uses is required due to the proposed General Plan Amendment. A market/fiscal analysis should be included to analyze the effects of the land use change as it relates to the currently planned use for the area.

The EIR shall also address compatibility with the adjacent land uses and intensities of development with particular emphasis on the transition between proposed land uses and adjacent development, either existing or planned, including the existing Auto Park to the east and Otay Valley Regional Park and MSCP to the south. The EIR should evaluate how the project would implement any applicable goals and policies of these land use programs, such as public access and trail corridors.

### Landform/Visual Quality

The EIR shall analyze the impact of proposed site development on the existing landform and aesthetic quality of the surrounding area. In addition, this section shall address the visual impact of the proposed project from public vantage points including the Otay Valley Regional Park and I-805. The need for photo simulations shall be discussed in the proposal and included as an optional cost in the cost analysis.

### Biology

As previously described, the project area has been developed with a variety of uses including heavy industrial uses over the last 20 years. However, due to its proximity to the Otay River Valley and MSCP, the Consultant will need to commission a biological survey report. The report should describe the conditions of the site, and identify any direct and/or indirect impacts that could result from project implementation. The report should also address any adjacency issues related to the project's proximity to the Otay River Valley and MSCP Subarea.

### Traffic/Access/Circulation

A traffic study is currently being prepared under separate contract and subject to the review and oversight of the City's Engineering Department. The Consultant will need to summarize the conclusions of the traffic study and incorporate mitigation for direct and/or cumulative traffic impacts.

### Cultural Resources

The project site is in a highly disturbed state. However, due to the site's proximity to the Otay River Valley, the Consultant will need to conduct a cultural resources records search and review surrounding environmental documents as well as other pertinent studies in order to determine the need for further studies or appropriate mitigation as necessary. Consultant to provide as an optional task an archaeological

site survey in the event this may be required by the City of Chula Vista.

### Air Quality

An analysis of potential air quality impacts will be presented in the EIR based upon the results of an air quality technical report that utilizes the projected traffic counts (short-term, long-term and buildout conditions) to quantify mobile source emissions. The project's relationship to regional air quality and land use assumptions will be presented in the document. The document will also evaluate the potential for carbon monoxide (CO) "hotspots", as well as potential impacts to nearby sensitive receptors.

### Noise

A noise analysis report will be prepared to assess potential impacts associated with short-term construction and vehicular impacts (utilizing the projected traffic counts) to adjacent sensitive wildlife. Noise impacts will be related to the established City performance standards, and appropriate mitigation measures provided if necessary.

### Paleontological Resources

Portions of the project area lie within the Otay Formation. The Otay Formation has produced extremely important vertebrate fossil remains and is therefore considered to possess high paleontological resource sensitivity. Depending on the extent of grading for site development impacts to these resources could result. The EIR should outline an appropriate mitigation program which would reduce impacts to a level less than significant.

### Geology/Soils

A soils conditions report has been prepared for the project site, which assesses site conditions and provides recommendations for earthwork construction. A geotechnical investigation may also be required. The conclusions and recommendations of the report(s) should be summarized and any necessary site preparation measures should be included as either standard conditions or as mitigation measures, as appropriate.

### Hydrology/Drainage/Water Quality

A preliminary drainage study will be prepared by the developer, which evaluates the drainage patterns and flows generated as a result of development and the potential effects on the natural drainage condition. The conclusions and recommendations of the report (e.g. identification of necessary drainage facilities and detention facilities) will be included in the EIR. Appropriate mitigation measures, including best management practices for the construction and post construction condition, will need to be identified, as necessary, to reduce project related impacts.

### Public Services and Utilities

In addition to the information listed below, the Consultant shall review and include an analysis of impacts related to provision of services that has previously been prepared and prepare the analysis in compliance with CEQA.



### Sewer and Water

Prior to the approval of engineering plans for the project, a sub-area master plan of potable and recycled water must be prepared and approved by the appropriate Water District.

### Police, Fire, Emergency, Medical Service, Recreational Resources (parks, recreation and open space), Solid Waste Disposal and Schools:

The Consultant shall evaluate and document the availability of public services for the project. The EIR will evaluate the project's demand on such public services and the project's impacts in terms of capability to meet the City's standards for service and thresholds.

### Gas and Electricity, Telephone and Cable:

The Consultant shall evaluate and document the availability of such utilities to the site and potential impact on the demand for such services.

### Compliance with the City Threshold and Standards' Policy and Findings of Fact

Consultant must review the project's compliance with the City of Chula Vista's growth management standards that pertain to the following public services and utilities, and fiscal issues:

Drainage	Water
Traffic	Air Quality
Fiscal	Sewage
Police	Fire/Emergency Medical Services
Schools	Parks, Recreation and Open Space
Libraries	

## **OTHER CEQA MANDATED SECTIONS**

In accordance with Article 9 of the State CEQA Guidelines, the EIR will contain a discussion of the irreversible environmental changes that will result from the proposed project, unavoidable significant impacts and those effects found not to be significant. Other key components of this section include the following:

### Cumulative Impacts

Evaluate whether individual project impacts are cumulatively significant when viewed in combination with other projects. Discuss the potential of the proposed project to compound or increase adverse environmental impacts when added to other closely related past, present and reasonably foreseeable future projects and project impacts.

### Growth Inducement

Assess the potential of the proposed project to induce economic or population growth and the construction

of additional housing, either directly or indirectly, in the surrounding environment. Evaluate the project relative to the phasing of community services and facilities to serve new development.

Discuss the potential for the use of large amounts of fuel or energy. Evaluate compliance with regional and local growth management policies. Determine compliance with the Chula Vista Threshold Standards.

### Project Alternatives

Provide a reasonable range of project alternatives that could feasibly attain the basic objective of the project. Project alternatives that reduce significant environmental impacts must be included in the EIR to comply with CEQA's mandate to avoid significant environmental impacts. Assess the potential environmental damage associated with each alternative in the Draft and Final EIRs and provide a quantitative, comparative analysis for the relative environmental impacts and merits of each project alternative. The "No Project Alternative" must be included and should be evaluated as a "No Development" Alternative.

## **REFERENCES, PERSONS AND AGENCIES CONTACTED AND EIR PREPARATION**

The EIR shall include lists of all references and persons and agencies contacted used in preparation of the document. In addition, the EIR shall list all persons involved in the preparation of the document and their title and role.

## **MITIGATION MONITORING AND REPORTING PROGRAM**

The Mitigation Monitoring and Reporting Program (MMRP) will be developed at the Draft EIR stage and should include monitoring team qualifications, specific monitoring activities, a reporting system and criteria for evaluating the success of the mitigation measures. The MMRP will be adopted concurrently with the decision-making and public hearing processes. Mitigation measures must be written in sufficient detail to address impacts at the precise plan and tentative map level, referencing the appropriate implementing permits such as grading permits, final maps and landscape plans.

## **CANDIDATE CEQA FINDINGS**

Candidate CEQA Findings will be prepared for submittal to the City of Chula Vista Planning Commission and City Council/Redevelopment Agency. The draft Candidate CEQA Findings should be submitted at the beginning of the public review period of the Draft EIR to allow sufficient time to review for completeness and adequacy. The CEQA Findings shall specify which mitigation measures have been incorporated into the project, as well as those feasible mitigation measures that have not been incorporated and explain why they have been found to be infeasible. The Findings will also identify feasible alternatives that could reduce adverse project impacts but that are not being adopted and will provide specific considerations as to why the alternatives are infeasible. The Findings shall also identify any changes or alterations that are within the jurisdiction of another public agency or municipality. If applicable, a Statement of Overriding Considerations shall be prepared. The Findings shall follow the format and style as generally accepted by the City of Chula Vista.

## **APPENDICES**

The Appendices shall include the Initial Study, a copy of the Notice of Preparation (NOP) Comment

Letters and any technical studies prepared for the project that are not a part of the EIR.

**ATTACHMENT “C”**  
**AVAILABLE PROJECT-RELATED DOCUMENTS**

The City will provide the following reports/studies:

Final Environmental Impact Report Chula Vista Auto Center and General Information (City document)

Summary of Soil Conditions, (Applicant prepared document, GEOCON Incorporated)

Signalized Commercial Access – Main Street Chula Vista (Urban Systems Associates, Inc.)

Traffic Impact Analysis, Chula Vista, CA. (Linscott Law & Greenspan) - Prepared for nearby project.

Draft Phase I Environmental Site Assessment Report, January 31, 2003, prepared by URS Corporation for Mr. Claude Yacoel.

## **ATTACHMENT “D”**

### **EIR - TABLE OF CONTENTS**

- 1.0 Executive Summary
- 2.0 Introduction
  - 2.1 Purpose
  - 2.2 Scope of the EIR
- 3.0 Environmental Setting
- 4.0 Project Description
  - 4.1 Background
  - 4.2 Project Objectives
  - 4.3 Project Description
  - 4.4 Discretionary Actions/Approvals
- 5.0 Environmental Impact Analysis
  - 5.1 Land Use, Planning and Zoning (all Environmental Impact Analysis sections to be divided into the following six subsections)
    - 5.1.1 Existing Conditions
    - 5.1.2 Thresholds of Significance
    - 5.1.3 Impacts
    - 5.1.4 Level of Significance Prior to Mitigation
    - 5.1.5 Mitigation Measures (numbered 5.15.1, 5.1.5.2, 5.1.5.3, etc.)
    - 5.1.6 Level of Significance After Mitigation
  - 5.2 Landform Alteration/Aesthetics
  - 5.3 Transportation, Circulation and Access
  - 5.4 Biological Resources
  - 5.5 Cultural Resources
  - 5.6 Air Quality
  - 5.7 Noise
  - 5.8 Paleontological Resources
  - 5.9 Geology and Soils
  - 5.10 Hydrology, Drainage and Water Quality
  - 5.11 Public Services and Utilities
    - 5.11.1 Water
    - 5.11.2 Sewer
    - 5.11.3 Police Protection
    - 5.11.4 Fire Protection
    - 5.11.5 Emergency Medical Service (EMS)
    - 5.11.6 Solid Waste Disposal/Conservation-Recycling
    - 5.11.7 Schools
    - 5.11.8 Parks, Recreation, and Open Space
    - 5.11.9 Library
    - 5.11.10 Gas and Electric
    - 5.11.11 Telephone and Cable
  - 5.12 Compliance with the City Threshold and Standards Policy

- 6.0 Cumulative Impacts
- 7.0 Growth Inducement
- 8.0 Significant Irreversible Environmental Changes
- 9.0 Effects Found Not To Be Significant
- 10.0 Project Alternatives
- 11.0 References
- 12.0 List of Preparers/Organizations Consulted

## **Exhibit E - Standard Three Party Agreement\_**